



## PLANNING AND ZONING COMMISSION MEETING

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City Hall Council Chambers, 298 W. Washington  
Wednesday, July 19, 2023 at 5:30 PM

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### MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, July 19, 2023 at 5:30 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Regular Business Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

**COMMISSIONERS PRESENT:** Lisa LaTouche, Chairperson  
Brian Lesley, Vice Chair  
Nick Robinson  
Allen Barnes  
Justin Allison  
Paul Ashby  
Tyler Wright, Alternate 1

**COMMISSIONERS ABSENT:** Mary Beach-McGuire

**OTHERS ATTENDING:** Steve Killen, Director of Development Services  
Tina Cox, Commission Secretary

### CALL TO ORDER

Chairperson LaTouche called the meeting to order at 5:30 PM.

### MINUTES

**1. Consider Approval of Minutes - June 21, 2023**

MOTION by Allen Barnes, second by Brian Lesley to approve the minutes for April 19, 2023. MOTION CARRIED by unanimous vote.

### PUBLIC HEARING

**2. Case No.: PD2021-001- UPDATE**

Applicant Taylor Kanute of Harbin Street LLC, pursuant to the requirements set forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is presenting an update and requesting an extension of the development schedule for the Planned Development located at O S. Harbin Drive, Parcel R73763, of SOUTH SIDE ADDITION, BLOCK 19; LOT 15 of the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen, reminded the Commissioners that on May 19, 2021, and by a vote of 5/1, recommended the City Council approve the rezoning request. Subsequently, on June

1, 2021, the City Council approved Ordinance No. 2021-0-19, rezoning the property from Retail and Commercial Business (B-2) to Planned Development District.

Significant project delays occurred due to the developer having to obtain an easement from the railroad to extend the sewer line along Harbin Street. The easement was secured, and public improvements have started.

When the PD was approved on June 1, 2021, the developer indicated a more defined development timeline including start and completion dates would be provided. City ordinance requires annual updates to the Commission. Because of the delays, an updated project schedule is necessary.

Mr. Kanute was not present.

Chairperson LaTouche opened a public hearing at 5:36 PM.

No one spoke in favor or against the of the rezone update.

The public hearing was closed at 5:37 PM.

MOTION by Brian Lesley, second by Taylor Wright, to recommend to the City Council to consider a six-month modified Development Schedule for the Planned Development located at O S. Harbin Drive, Parcel R73763, of SOUTH SIDE ADDITION, BLOCK 19; LOT 15 of the City of Stephenville, Erath County, Texas. MOTION FAILED by a unanimous vote.

MOTION by Allen Barnes, second by Brian Lesley, to recommend approval to the City Council to consider the modified Development Schedule as presented with a requested six-month update to the Planning and Zoning Commission for the Planned Development located at O S. Harbin Drive, Parcel R73763, of SOUTH SIDE ADDITION, BLOCK 19; LOT 15 of the City of Stephenville, Erath County, Texas. MOTION CARRIED by a unanimous vote.

#### ADJOURN

The meeting was adjourned at 5:41 PM.

APPROVED:

/S/ Lisa LaTouche

Lisa LaTouche, Chair

ATTEST:

  
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Tina Cox, Commission Secretary